

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 5-SD-09-C                      **Related File Number:**  
**Application Filed:** 3/30/2009              **Date of Revision:**  
**Applicant:** STRATFORD PARK DEVELOPMENT COMPANY, LLC

### PROPERTY INFORMATION

**General Location:** Eastern end of Stratford Park Blvd., northwest of Dry Gap Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 N D 20-25, 35-40, 49-53 & OTHER: PARCELS 69-74 A    **Jurisdiction:** City  
**Size of Tract:** 10.23 acres  
**Accessibility:** Access is via Stratford Park Blvd., a local street with a boulevard design entrance off of Dry Gap Pike, a major collector street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Detached residential subdivision  
**Surrounding Land Use:** North: Residences (Stratford Park Subdivision) / PR (Planned Residential)  
South: Residences / A (Agricultural)  
East: Vacant land and residence / PR (Planned Residential) & A-1 (Agricultural)  
West: Residences (Stratford Park Subdivision) / PR (Planned Residential)  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.69 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Stratford Park, Unit 2 Revised

No. of Lots Proposed: 33                      No. of Lots Approved: 33

- Variances Requested:
1. Vertical curve length variance on Calthorpe Ln. at STA 10+30, from 266.5' to 160'.
  2. Vertical curve length variance on Stratford Park Blvd. at STA 0+70, from 127.8' to 110'.
  3. Vertical curve length variance on Stratford Park Blvd. at STA 3+25, from 374.75' to 300'.
  4. Vertical curve length variance on Pembridge Rd. at STA 3+05, from 295' to 240'.
  5. Vertical curve length variance on Pembridge Rd. at STA 6+10, from 236' to 190'.
  6. Vertical curve length variance on Balmoral Ln. at STA 0+40, from 84.15' to 50'.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-6 because existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances with recommended conditions will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions

- Staff Recomm. (Full):
1. Meeting all conditions of the Concept Plan and Use-on-Review approval for Stratford Park Subdivision (1-SB-05-C/1-D-05-UR).
  2. Posting 25 mph speed limit signs throughout the Subdivision subject to approval by the Knoxville Department of Engineering.
  3. Posting a standardized sign on Calthorpe Lane that indicates that there is a cul-de-sac ahead with the location to be approved by the Knoxville Department of Engineering.
  4. Meeting all other applicable requirements of the Knoxville Department of Engineering.

With the approved variances and conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant has submitted a revised Concept Plan for Unit 2 of Stratford Park Subdivision in order to request six vertical curve variances that were not a part of the original Concept Plan approval. When as-built drawings were submitted for the completed streets within this unit of the Subdivision, it was discovered that the street profiles did not match the approved design. While the street grades are still within acceptable limits, there are six vertical curves that do not meet the minimum standards. The applicant has submitted documentation to the Knoxville Department of Engineering justifying support for the variances based on the American Association of State Highway and Transportation Officials (AASHTO) design standards. City Engineering Staff has reviewed the documentation and supports the requested variances with conditions 2 and 3 noted above. While the street profiles were not graded and constructed as approved, the horizontal layout of the streets is in compliance with the approved design.

MPC Action: Approved

MPC Meeting Date: 5/14/2009

Details of MPC action:

Summary of MPC action: APPROVE variances 1-6 because existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances with recommended conditions will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions

Date of MPC Approval: 5/14/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Chancery Court

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**